FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Assessor's Number	USGS Quad	Area(s)	Form Number
6-14	ORLEANS		EAS.105

Town/City: Town of Eastham

Place: *(neighborhood or village)*:
North Eastham/Nauset

Address: 2345 Nauset Road

Historic Name: Dill - Rodman House

Uses: Present: single-family residence

Original: single-family residence

Date of Construction: ca. 1905, ca. 1925

Source: deeds, historic maps, vital records

Style/Form: no style/gable block

Architect/Builder: unknown

Exterior Material:
Foundation: brick

Wall/Trim: wood shingle/wood

Roof: asphalt shingle

Outbuildings/Secondary Structures:
Summer cottage, mid 20th c.
Storage shed, mid-20th c.

Major Alterations *(with dates)*:
Additions to SE end & rear, ca. 1925 and later
Window sash replaced

Condition: good

Moved: no ☒ yes ☐ **Date:**

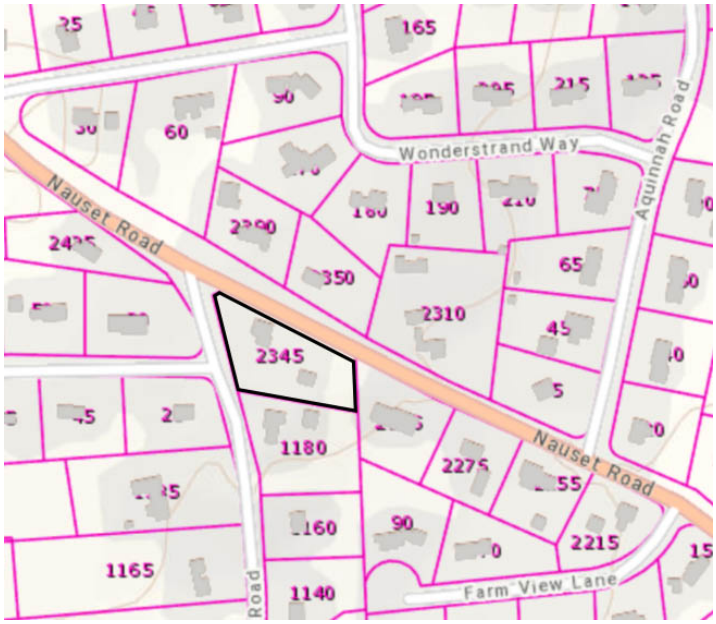
Acreage: 0.60

Setting: The property is situated on a historic road in the midst of a mid-20th-century residential subdivision platted on the farmland once associated with it.

Photograph

View from NW.

Locus Map (north at top)



Source: Mass GIS Oliver Parcel Viewer

Recorded by: Kathryn Grover & Neil Larson
Larson Fisher Associates

Organization: Eastham Historical Commission

Date: June 2020

☐ Recommended for listing in the National Register of Historic Places.

ARCHITECTURAL DESCRIPTION

From its appearance, it would seem the original dwelling built for Fred F. and Nellie Dill in ca. 1905 was a story-and-a-half wood frame house with a three-bay front façade and a late use of a half-cape plan. The house was balanced out with an addition on the northwest side in ca. 1925 with two windows on the front; however, the symmetry was somewhat compromised when a shed dormer was raised in the roof. The addition has a deeper plan which pushed the roof ridge farther back and higher than the original roof. An array of wings has been added to the rear giving the impression that more than one dwelling unit was created inside for summer residents. In addition, a small, shingled, one-story wood frame annex with one or more rental units was built at the easterly end of the property sometime after 1925. A one-story wood frame storage building of more recent construction is located close to the southeast end of the house.

The parcel is largely cleared with lawns surrounding the buildings and a driveway entering at the northerly end of the frontage.

HISTORICAL NARRATIVE

In March 1905, four months before Fred Francis Dill married, Thomas K. Gill deeded him a quarter-acre lot roughly across Nauset Road from his own house at 2310 Nauset Road (EAS.104) for $25.[1] Dill, born in Boston in 1876, was the son of Boston "manipulating physician" Francis J. Dill, a native of Dartmouth, and his third wife, Sophia A. Beckwith. The 1880 Eastham census lists the four-year-old Fred F. Dill in the household of Thomas K. Gill. Why Dill came to live with the Gills is not yet known, but he remained a part of the household into the 1940s. By 1900 Fred F. Dill was a farm laborer living with the Gills. In 1905, Gill deeded the quarter-acre parcel to Dill in March, then Rebecca Hopkins Gill died in June, and Fred Dill married Nellie Mabel Rogers, a Maine native then teaching school in Chatham, in July. The 1910 census enumerates the Dills right after the household of the widowed Thomas K. Gill, who died in December 1911.

The 1920 census lists Fred Dill as an asparagus farmer in a household with his wife Nellie, and in 1924 he sold 2345 Nauset Road to Harry Earl and Emily I. Rodman of Providence, Rhode Island, with the stipulation that they offer him right of first refusal should they choose to sell the property; he appears to have moved at that time to his childhood home at 2310 Nauset Road.[2] Harry Rodman was the son of house carpenter Charles L. Rodman and his wife Lucinda, and he was a steam and gas fitter for virtually his entire working life. He married Emily I. Greenwell in 1912, and the couple had three daughters, Dorothy, Barbara, and Marjorie. The Rodmans are consistently listed as Providence residents through at least 1954, so they must have used 2345 Nauset Road as a summer or seasonal home.

Harry Rodman died in 1954, and the Eastham property has remained in the family. In 1969, three years after Emily Rodman died, the couple's daughters transferred title to married daughter Marjorie and her husband Charles R. Farrell, who then lived in New York City. In 2001 Charles and Marjorie Rodman Farrell transferred title to 2345 Nauset Road to their children and retained for themselves a life estate; town records showed them as owners in 2020.[3]

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https://digital.olivesoftware.com/Olive/APA/Sturgis/#panel=home.
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Town of Eastham Tax Commitment Books. 1902-57.
Lowe, Alice Albert. *Nauset on Cape Cod: A History of Eastham*. Falmouth, MA: Eastham Historical Society, 1968.

[1] Thomas K. Gill to Fred F. Dill, 14 March 1905, BCD 271:150.
[2] Fred F. Dill to Harry E. and Emily I. Rodman, Providence RI, 17 May 1924, BCD 392:301.
[3] Marjorie Farrell, New York NY; Barbara L. Ferr, East Greenwich RI; Dorothy M. Higgins, Providence RI, to Charles R. and Majorie Farrell, New York NY, 27 August 1969, BCD 1448:22; Charles R. and Marjorie Farrell (aka Marjorie Rodman Farrell), 2345 Nauset Road, to Cynthia R. Farrell Starbuck, Barrington RI; Mark Richard Farrell, New York NY; and Marcy Ann Farrell, Somerset, 10 December 2001, BCD 14567:250.

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MAPS

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Hales, John G. *Plan of Eastham and Orleans*. 1831.

Walling, Henry F. *Map of the Counties of Barnstable, Dukes and Nantucket Massachusetts Based upon the Trigonometrical Survey of the State*. New York: D. R. Smith and Co.,1858.

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PHOTOGRAPHS

(credit Larson Fisher Associates, 2019 unless otherwise noted)

View from SE.

View from west.

View from NW. Rental cottages on left.